

\$22,500,000 - Tbd Epps Road, Royse City

MLS® #20952255

\$22,500,000

0 Bedroom, 0.00 Bathroom,
Land on 55.45 Acres

ABS A0209, J THOMPSON, Royse City, TX

Unlock the potential of this expansive 55-acre commercial tract, strategically positioned along Interstate 30 and Bucee's in the rapidly growing Royse City community! 55 acres with a 42.6 net acres of future developable land. Location: Massive amount of direct frontage on Interstate 30, just minutes from downtown Royse City. Zoning: Commercial, utilities available. High daily traffic counts ensure strong visibility and accessibility. Proximity to residential developments, national retailers such as Bucee's, restaurants, Royse City High school, and industrial expansion. Royse City's population has surged by over 100% since 2020, with an annual growth rate of 14.39% not to mention the Economic expansion is thriving with the city and has doubled its population twice and is expected to grow by 31.9% from 2019 to 2024. Situated within the Dallas Metroplex, one of the fastest-growing regions in the United States, Royse City offers convenient access to a workforce of over 3.87 million people. Ongoing improvements to I-30 and surrounding roadways enhance connectivity and support future growth. Investment Potential with this property presents a rare opportunity to capitalize on Royse City's dynamic growth trajectory. With its prime location, substantial acreage, and favorable market conditions, it's an ideal site for developers and investors seeking to establish a significant presence in a thriving community with an extensive 3,600ft of I-30 frontage and over



1,300ft off Shaw Road frontage! Water,
Electric, Gas and sewer available.

Essential Information

MLS® #	20952255
Price	\$22,500,000
Bathrooms	0.00
Acres	55.45
Type	Land
Sub-Type	Unimproved Land
Status	Active

Community Information

Address	Tbd Epps Road
Subdivision	ABS A0209, J THOMPSON
City	Royse City
County	Rockwall
State	TX
Zip Code	75189

Amenities

Utilities	Electricity Available, Individual Water Meter
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Exterior

Lot Description	Acreage
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School Information

District	Royse City ISD
Elementary	Anita Scott
Middle	Bobby Summers
High	Royse City

Additional Information

Zoning	General Commercial
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Listing Details

Listing Agent	Scott Crowell
Listing Office	Crowell Real Estate

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